

**MINUTES OF A REGULAR MEETING OF
THE TORRANCE PLANNING COMMISSION**

1. CALL TO ORDER

The Torrance Planning Commission convened in a regular session at 7:00 p.m. on Wednesday, March 3, 2010 in the Council Chambers at Torrance City Hall.

2. SALUTE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Busch.

3. ROLL CALL

Present: Commissioners Browning, Busch, Gibson, Horwich, Skoll, Uchima and Chairperson Weideman.

Absent: None.

Also Present: Planning Manager Lodan, Planning Associate Martinez, Civil Engineer Symons, Fire Marshal Kazandjian, Plans Examiner Noh and Deputy City Attorney Sullivan.

4. POSTING OF THE AGENDA

Planning Manager Lodan reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Thursday, February 25, 2010.

5. APPROVAL OF MINUTES – None.

6. REQUESTS FOR POSTPONEMENTS

Planning Manager Lodan relayed the applicant's request to continue Agenda Item 9A, CUP09-00027, DVP09-00004, PRE09-00010: Riad Itani, to April 7, 2010 so additional revisions could be made to the project to address neighbors' concerns.

Noting that this was the second request for a continuance, Commissioner Browning expressed his preference to continue this item indefinitely to avoid inconveniencing neighbors who wish to attend the hearing. A brief discussion ensued, and it was the consensus of the Commission to continue the item indefinitely.

MOTION: Commissioner Browning moved to continue Agenda Item 9A indefinitely. The motion was seconded by Commissioner Busch and voice vote reflected unanimous approval.

Planning Manager Lodan noted that the hearing will be re-advertised once a new date has been scheduled.

7. ORAL COMMUNICATIONS #1 – None.

Chairman Weideman reviewed the policies and procedures of the Planning Commission, including the right to appeal decisions to the City Council.

8. **TIME EXTENSIONS** – None.

9. **CONTINUED HEARINGS**

9A. **CUP09-00027, DVP09-00004, PRE09-00010: RIAD ITANI (GHASSAN BADDOUR)**

Planning Commission consideration for approval of a Conditional Use Permit, Development Permit, and Precise Plan of Development to allow the construction of a new mixed-use office and residential project with access via an easement with the adjacent property to the north, on property located within the Hillside Overlay District in the HBCSP-WT Zone on the east side of Hawthorne Boulevard, north of Rolling Hills Road.

Item was continued indefinitely.

10. **WAIVERS** – None.

11. **FORMAL HEARINGS**

11A. **CUP10-00001: CLINT MCMORRIS/TOYOTA MOTOR SALES, USA, INC (PROLOGIS CALIFORNIA LLC)**

Planning Commission consideration for approval of a Conditional Use Permit to allow an automobile repair facility with an automobile museum facility that will feature private events and alcohol service on property located in the M-2 Zone at 19600 Van Ness Avenue.

Recommendation

Approval.

Planning Associate Martinez introduced the request.

Michael Rouse, Toyota Motor Sales USA, vice president of community affairs, reported that the museum is currently located on Artesia Boulevard and the company would like to move it closer to its headquarters. He explained that museum contains one vehicle representation of every model sold in the United States; that the museum is not open to the public, but is available community events; and that several fundraisers have been held at the museum, including fundraisers for the Torrance Police Department, Torrance Fire Department, and Torrance schools. He noted that the alcohol service is incidental to community events and the facility will not include a permanent bar. He voiced his agreement with the recommended conditions of approval.

Clint McMorris, Toyota Motor Sales USA, real estate and facilities, explained that the project will also include a repair facility for the fabrication, welding and modification of Toyota's fleet of race cars and pace cars.

In response to Commissioner Busch's inquiry, Mr. Rouse reported that the subject property is owned by Prologis California, LLC, which is related to Prologic, a company with publicly traded stock.

Commissioner Busch indicated that he was abstaining from consideration of the item due to the above information and exited the dais.

Chairman Weideman noted that he serves on the Board of a non-profit organization with Mr. Rouse, however, this relationship would not affect his decision making.

Commissioner Gibson noted that she also knows Mr. Rouse and this would not affect her decision making.

In response to Commissioner Skoll's inquiry, Mr. Rouse reported that the museum is expected to open around June 1, 2010. He confirmed that the museum includes a Toyopet Crown, which was the first Toyota model sold in the United States, and extended an invitation to Commissioners to visit the museum.

Commissioner Browning disclosed that he owns stocks/bonds of competing automotive companies and owns Toyota and Lexus vehicles; and Assistant City Attorney Sullivan confirmed that this does not create a conflict of interest.

In response to Commissioner Browning's inquiry, Mr. Rouse reported that a one-time license from the ABC (Alcoholic Beverage Control) will be obtained for events at which alcoholic beverages are served.

Planning Manager Lodan advised that the Police Department has asked that a condition be added requiring that the museum notify them when planning any large scale or high profile event.

A member of the public (name inaudible/no speaker card) voiced support for the project, noting that he attended a fundraiser at the existing facility and was very impressed.

MOTION: Commissioner Uchima moved to close the public hearing. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Commissioner Busch).

Voicing support for the project, Chairperson Weideman noted that he has attended fundraising events at the current location and the museum is a great asset to the community as a fundraising venue.

MOTION: Commissioner Gibson moved to approve CUP10-00001, as conditioned, including all findings of fact, adding the following condition: That the applicant shall work with the Torrance Police Department on the planning of any large scale or high profile events to be held at the museum to the satisfaction of the Community Development Director. The motion was seconded by Commissioner Uchima and passed by unanimous roll call (absent Commissioner Busch).

Commissioner Horwich noted that he also knows Mr. Rouse and considers him to be a man of high integrity.

Commissioner Uchima expressed support for the project and commended Toyota for its support of community non-profit organizations.

Planning Associate Martinez read aloud the number and title of Planning Commission Resolution No. 10-017.

MOTION: Commissioner Browning moved for the adoption of Planning Commission Resolution No. 10-017 as amended. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote (absent Commissioner Busch).

Commissioner Busch returned to the dais.

12. RESOLUTIONS

12A. PRE08-00011: CRAIG RICHMOND

Planning Commission adoption of a corrected resolution reflecting their decision to deny a Precise Plan of Development to allow first and second-story additions to an existing single-family residence located within the Hillside Overlay at 22221 Warmside Avenue.

Planning Associate Martinez read aloud the number and title of Planning Commission Resolution No. 08-050.

MOTION: Commissioner Browning moved for the adoption of Planning Commission Resolution No. 08-050. The motion was seconded by Commissioner Busch and passed by unanimous roll call vote, with Commissioner Gibson abstaining.

13. PUBLIC WORKSHOP ITEMS – None.

14. MISCELLANEOUS ITEMS – None.

15. CITY COUNCIL ACTION ON PLANNING MATTERS

Planning Manager Lodan reported that the final public hearing was held on the updated General Plan and final version will be submitted to the City Council for approval on April 6, after which the document will be available to the public.

16. LIST OF TENTATIVE PLANNING COMMISSION CASES

Planning Manager Lodan reviewed the agenda for the March 17, 2010 Planning Commission meeting.

17. ORAL COMMUNICATIONS #2

17A. Commissioner Browning expressed concerns that some businesses are not complying with conditions imposed on their Conditional Use Permits, i.e. a restaurant that has seating despite a condition prohibiting it.

Planning Manager Lodan advised that non-compliance issues can be reported to the Environmental Division at 310-618-5929 or Planning staff at 310-618-5990 and the matter will be investigated by Code Enforcement. Assistant City Attorney Sullivan noted the people may remain anonymous when reporting violations.

17B. Noting a recent article in the *Daily Breeze* about the creation of a commissioners forum, Commissioner Skoll reported that he plans to attend an organizational meeting on Thursday, March 4, in Redondo Beach. He explained that the focus will be on the mechanics of serving on a commission and public service in general and discussions will not venture into areas that would violate the Brown Act.

17C. Commissioner Busch expressed an interest in exploring the possibility of videotaping Planning Commission meetings, noting that cities, such as Rosemead with half the population of Torrance, have videos of Planning meetings archived and available to the public. He related his belief that it was a good idea because it promotes transparency and because the Planning Commission discusses topics of major concern and not everyone is able to attend the meetings. He doubted that it would be very expensive because the equipment is already in place for City Council meetings.

17D. Commissioner Busch noted recent major earthquakes in Haiti and Chile and asked about revisions to the building code over the last ten years to better protect residents.

Plans Examiner Noh reported that anchor bolts do a better job of preventing buildings from sliding off their foundations and structures are now designed to withstand more of the lateral movement associated with earthquakes.

18. ADJOURNMENT

At 7:45 p.m., the meeting was adjourned to Wednesday, March 17, 2010 at 7:00 p.m.

Approved as Submitted April 21, 2010 s/ Sue Herbers, City Clerk
